



Community and Economic Development Department
Current Planning Division
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www.BeavertonOregon.gov

RE-NOTICE of Planning Commission Hearing Design Review (Type 3) & Replat Two (Type 2)

NEW Hearing Date: August 28, 2013 **Hearing Body:** Planning Commission

Project Name:	Canyon Road Fred Meyer Fuel Center
Case File No.:	DR2013-0040; LD2013-0004
Summary of Application:	<p>The applicant has requested a continuance of the applications.</p> <p>The applicant requests Design Review Type 3 and Land Division Replat Two approval for proposed new construction of a fuel center and future development of a retail and office building.</p> <p>The Design Review 3 application proposes two phases of development: Phase I for new construction of a seven (7) pump facility with 14 fueling stations in eight (8) lanes; Phase II for future development of a 15,808 square foot retail and office building at the corner of Canyon Road and Highway 217. Design Guidelines are applicable for this proposal. The fueling center includes landscaping, lighting, pathways and other associated improvements. In addition, the applicant must demonstrate that the entire lot will accommodate the required minimum Floor Area Ratio (FAR) in the future.</p> <p>The Land Division Replat Two application proposes an adjustment to the lot lines between two parcels in order to create an approximate 1.21 acre sized lot to accommodate the proposed fuel center and future development. This proposal will affect more than one recorded plat.</p> <p>Plans for all applications are available for review at City Hall.</p>
Location of Proposal:	<p>This proposal applies to the parcels between Canyon Road and Beaverton-Hillsdale Highway, abutting Highway 217 to the west. The fuel center and future development are primarily proposed on the vacant parcel which fronts Canyon Road and abuts the Highway 217.</p> <p>Washington Assessor's Map 1S1 15AB, Tax Lots 00500 and 01100.</p>
Applicable Development Code Criteria:	<p>40.03 Facilities Review</p> <p>40.20.15.3.C Design Review Three</p> <p>40.45.15.3.C Land Division Replat Two</p>
Zoning & NAC:	Regional Center - East (RC-E) & Central Beaverton NAC
Hearing Place and Time:	City Council Chambers: First Floor, Beaverton City Hall, 4755 SW Griffith Drive August 28, 2013 beginning at 6:30 p.m.
Staff Contact:	Leigh Crabtree (503) 526-2458, lcrabtree@BeavertonOregon.gov

Mailed written comments to the Commission should be sent to the attention of Anjanette Simon, Planning Division, PO Box 4755, Beaverton, OR 97076. ***To be made a part of the staff report, correspondence needs to be received by August 16, 2013.*** Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: July 24, 2013 The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development applications after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.